

CLOUD SIX PORTFOLIO

Confidential Investment Offering

Residential + Commercial Income-Producing Assets
Broward County & Miami-Dade County

\$4,324,062

Portfolio Value

14

Assets

\$37,474

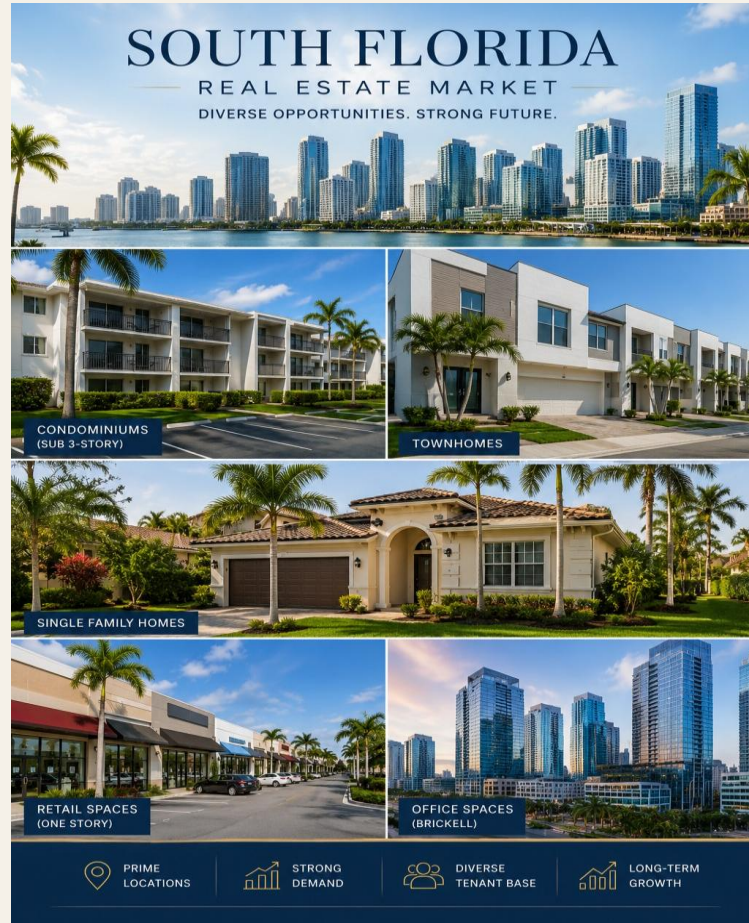
Monthly Rent



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Confidential Offering Overview

For buyer agents, investors, 1031 exchange buyers and portfolio buyers



Cloud Six Portfolio

A curated South Florida portfolio combining residential rental assets with selected commercial assets across Broward County and Miami-Dade County.

- Diversified mix of residential and commercial income-producing properties
- Assets located in established South Florida submarkets
- Schedule includes market value, rent, association fees, taxes and gross profit estimates
- Buyers and buyer agents should independently verify all financials, leases and property data

CONFIDENTIALITY NOTICE

This package is intended for discussion purposes only. Information is based on the seller-provided schedule and is subject to change without notice.

Executive Summary

Portfolio totals based on the Excel schedule provided

14

Total Assets

10

Residential Assets

4

Commercial Assets

\$4,324,062

Total Market Value

\$37,474

Monthly Rent

Portfolio Market Value	\$4,324,062
Monthly Rent	\$37,474
Annualized Rent	\$449,691
Gross Profit / NOI Estimate	\$242,082
Blended Gross Profit %	5.60%

Investment Highlights

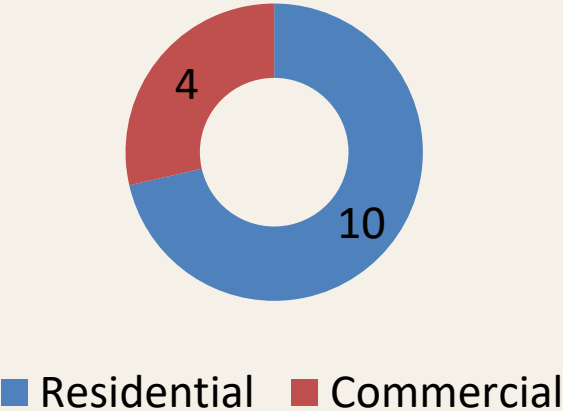
- \$4.32M+ schedule value across 14 assets
- \$32.6K+ in monthly scheduled rent
- Residential concentration in Coral Springs, Fort Lauderdale, Pompano Beach and Miami Beach
- Commercial assets in Miramar and Brickell
- Flexible investor story: income, appreciation and portfolio consolidation

Note: the schedule lists 14 income assets. A total value cell in the Excel also totals \$4,324,062.

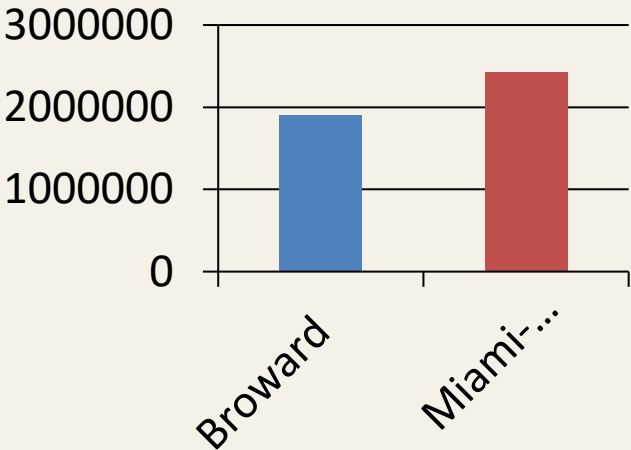
Portfolio Composition

Organized by asset type and county

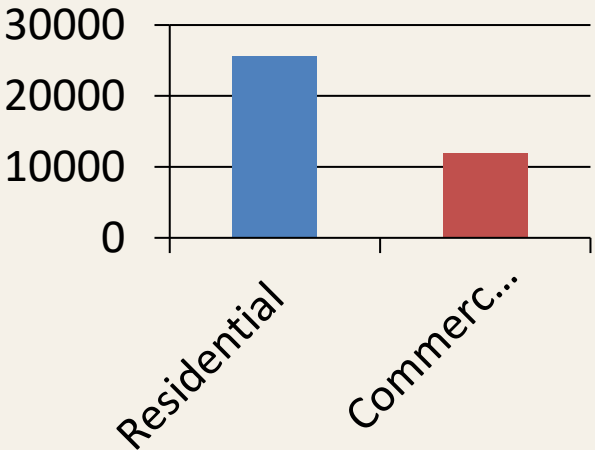
Asset Count by Type



Value by County



Monthly Rent by Type



Residential | Broward

5 assets | \$1,395,000
\$11,885/mo rent

Residential | Miami-Dade

5 assets | \$1,609,900
\$13,732/mo rent

Commercial | Broward

2 assets | \$506,162
\$3,941/mo rent

Commercial | Miami-Dade

2 assets | \$813,000
\$7,917/mo rent

Residential Portfolio Overview

Broward County + Miami-Dade County



Residential Assets	10
Residential Market Value	\$3,004,900
Residential Monthly Rent	\$25,617
Residential Annualized Rent	\$307,404
Residential Gross Profit	\$159,837
Blended Gross Profit %	5.32%

Residential Asset Mix

- 5 Broward residential assets
- 5 Miami-Dade residential assets
- Mix of single-family, townhome and condominium units
- Miami Beach concentration includes Villa Royal, Ocean Park and Indian Creek Club Marina
- Broward concentration includes Coral Springs, Fort Lauderdale and Pompano Beach

Photo placeholders are intentionally blank so property images can be dropped in later.

Residential Property Schedule

Summary of residential assets from the provided Excel schedule

Asset / Address	County	Type	SF	Value	Rent	GP %
11375 NW 19th Dr Coral Springs 33071	Broward	Single family home	2,331	\$725,000	\$4,850	5.55%
10270 NW 35 st Coral Springs #23 FL 33065	Broward	Condo	900	\$160,000	\$1,680	6.48%
3750 NW 115h Way Apt 10 Coral Springs FL 33065	Broward	Townhome	1,440	\$215,000	\$2,205	6.20%
95 NE 41st Unit 171 Fort Lauderdale FL 33334	Broward	Condo	675	\$150,000	\$1,500	8.12%
1021 NE 24 avenue Unit 18 Pompano Beach FL 33061	Broward	Condo	635	\$145,000	\$1,650	8.97%
6855 Abbott Av Unit 201 Miami Beach FL 33141	Miami-Dade	Condo	1,175	\$310,000	\$2,800	5.33%
6855 Abbott Av Unit 204 Miami Beach FL 33141	Miami-Dade	Condo	1,175	\$315,000	\$3,000	6.01%
6855 Abbott Av Unit 504 Miami Beach FL 33141	Miami-Dade	Condo	1,175	\$320,000	\$2,700	4.72%
6450 Collins Av Unit #704 Miami Beach FL 33141	Miami-Dade	Condo	1,006	\$369,900	\$2,900	4.03%
6830 Indian Creek DR # 5D Miami Beach, FL 33141	Miami-Dade	Condo	882	\$295,000	\$2,332	5.50%

Residential Assets | Broward County

Photo spaces left blank for property images



11375 NW 19th Drive Coral Springs 33071

11375 NW 19th Dr Coral Springs 33071

Broward | Residential

Value	\$725,000
Rent	\$4,850



Casa Coral

10270 NW 35 st Coral Springs #23 FL 33065

Broward | Residential

Value	\$160,000
Rent	\$1,680



Coral Spring Townhomes

3750 NW 115h Way Apt 10 Coral Springs FL 33065

Broward | Residential

Value	\$215,000
Rent	\$2,205



Courts of Oakland Park

95 NE 41st Unit 171 Fort Lauderdale FL 33334

Broward | Residential

Value	\$150,000
Rent	\$1,500



Carriage Light

1021 NE 24 avenue Unit 18 Pompano Beach FL 33061

Broward | Residential

Value	\$145,000
Rent	\$1,650

Residential Assets | Miami-Dade County

Miami Beach condominium concentration



Villa Royal

6855 Abbott Av Unit 201 Miami Beach FL 33141

Miami-Dade | Residential

Value	\$310,000
Rent	\$2,800



Villa Royal

6855 Abbott Av Unit 204 Miami Beach FL 33141

Miami-Dade | Residential

Value	\$315,000
Rent	\$3,000



Villa Royal

6855 Abbott Av Unit 504 Miami Beach FL 33141

Miami-Dade | Residential

Value	\$320,000
Rent	\$2,700



Ocean Park

6450 Collins Av Unit #704 Miami Beach FL 33141

Miami-Dade | Residential

Value	\$369,900
Rent	\$2,900



Indian Creek Club Marina

6830 Indian Creek DR # 5D Miami Beach, FL 33141

Miami-Dade | Residential

Value	\$295,000
Rent	\$2,332

Commercial Assets | Broward + Miami-Dade

Photo spaces left blank for property images



Mirabella Plaza 4-102

2201 SW 101st Ave #4-102 Miramar, FL 33025

Broward | Commercial

Type	Retail- commercial
SF	647
Value	\$346,162
Rent	\$2,679



Mirabella Plaza 4-105 (50%)

2201 SW 101st Ave #4-105 Miramar, FL 33025

Broward | Commercial

Type	Retail commercial / owns 50%
SF	308
Value	\$160,000
Rent	\$1,262

Note: Owns 50%



1110 Brickell office 808

1110 Brickell Ave office 808 A-B-C

Miami-Dade | Commercial

Type	Office commercial
SF	1,318
Value	\$695,000
Rent	\$7,185

Note: Must sell together



1110 brickell sign

1110 brickell Ave sign

Miami-Dade | Commercial

Type	Deeded sign on Brickell ave
SF	—
Value	\$118,000
Rent	\$732

Financial Summary by Segment

Market value, monthly rent and gross profit estimate

Segment	Assets	Market Value	Monthly Rent	Annualized Rent	Gross Profit	GP %
Residential Broward	5	\$1,395,000	\$11,885	\$142,620	\$93,233	6.68%
Residential Miami-Dade	5	\$1,609,900	\$13,732	\$164,784	\$66,605	4.14%
Commercial Broward	2	\$506,162	\$3,941	\$47,289	\$30,085	5.94%
Commercial Miami-Dade	2	\$813,000	\$7,917	\$94,998	\$52,159	6.42%
Total Portfolio	14	\$4,324,062	\$37,474	\$449,691	\$242,082	5.60%

How to read this schedule

- Gross Profit uses the seller-provided schedule line item.
- Association fees and annual taxes are shown as expenses in the original spreadsheet.
- Blended GP % is calculated as gross profit divided by market value.
- Buyer should verify leases, rents, expenses, ownership percentages and tax records before contracting.

Portfolio Rent Roll & Valuation Snapshot

Condensed schedule for buyer agents

Asset	County	Type	Value	Rent	Assoc.	Tax	GP
11375 NW 19th Drive Coral Springs 33071	Broward	Single family home	\$725,000	\$4,850	\$0	\$13,860	\$44,340
Casa Coral - Clarence	Broward	Condo	\$160,000	\$1,680	\$527	\$3,462	\$10,375
Coral Spring Townhomes	Broward	Townhome	\$215,000	\$2,205	\$750	\$4,128	\$13,332
Courts of Oakland Park	Broward	Condo	\$150,000	\$1,500	\$200	\$3,425	\$12,175
Carriage Light	Broward	Condo	\$145,000	\$1,650	\$320	\$2,948	\$13,012
Villa Royal	Miami-Dade	Condo	\$310,000	\$2,800	\$1,040	\$4,587	\$16,533
Villa Royal	Miami-Dade	Condo	\$315,000	\$3,000	\$1,040	\$4,587	\$18,933
Villa Royal	Miami-Dade	Condo	\$320,000	\$2,700	\$1,040	\$4,815	\$0
Ocean Park	Miami-Dade	Condo	\$369,900	\$2,900	\$1,121	\$6,438	\$14,910
Indian Creek Club Marina	Miami-Dade	Condo	\$295,000	\$2,332	\$579	\$4,812	\$16,228
Mirabella Plaza 4-102	Broward	Retail- commercial	\$346,162	\$2,679	\$484	\$5,853	\$20,490
Mirabella Plaza 4-105 (a medias con Luis)	Broward	Retail commercial / owns 50%	\$160,000	\$1,262	\$230	\$2,782	\$9,596
1110 Brickell office 808	Miami-Dade	Office commercial	\$695,000	\$7,185	\$2,582	\$11,860	\$43,380
1110 brickell sign	Miami-Dade	Deeded sign on Brickell ave	\$118,000	\$732	\$0	\$0	\$8,779

Location Strategy

South Florida portfolio exposure across Broward and Miami-Dade Counties



County Breakdown

Broward Assets	7
Broward Value	\$1,901,162
Broward Monthly Rent	\$15,826
Miami-Dade Assets	7
Miami-Dade Value	\$2,422,900
Miami-Dade Monthly Rent	\$21,649

Suggested Map Labels: Coral Springs, Fort Lauderdale, Pompano Beach, Miami Beach, Miramar and Brickell.

Next Steps

For buyer agents and qualified investors

1. Request the confidential property package and supporting documents.
2. Review the rent roll, expenses, leases and ownership details.
3. Confirm whether the buyer is pursuing individual assets or portfolio acquisition.
4. Submit LOI or offer with proof of funds / financing details.



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